



New Homes ***For Sale***

**Most Move-in Ready by End of Year
Many Available For Immediate Occupancy**



10 Beautiful Communities - - Pennsylvania and West Virginia
Greencastle, PA – Chambersburg, PA – Fayetteville, PA – Martinsburg, WV – Hedgesville, WV

ASK ABOUT
OUR CURRENT INCENTIVES

Ask your S&A New Home Representative for complete details

New Home Representative contact information is listed on the last page of this booklet

Town Homes 1164 sf to 1415 sf
Mountain Shadows – Fayetteville, PA

Sale Price \$159,900 to \$164,900



These beautifully designed town homes are available in three sizes with two floor plans. Each floor plan includes 3 bedrooms, living room, dining area, nice size kitchen, 2 to 2 ½ baths, rear deck, utility / laundry area, and lower level garage. The larger units have a 2 car tandem garage and all bedrooms have walk-in closets. Additional features include appliance package, garbage disposal, partial stone front, large paved driveway, front post light, heat pump with central air, 10 year limited warranty & more.

Bedrooms: 3 Baths: 2 or 2 ½ **Move-in Ready**

Carriage Homes 1621 sf
Mountain Shadows – Fayetteville, PA

Sale Price \$179,900



These beautiful Carriage Homes include everything you would expect to find in a single family home at a price that will save you thousands. The outstanding floor plan includes a nice size living room, formal dining room, kitchen / nook combination, powder room and one car garage. The second floor is equally well designed with a nice size master suite including

a master bath with 5' shower and double vanity and a large walk-in closet. There are two additional bedrooms with ample closet space and the added convenience of a laundry room. Additional features include a full front porch, basement, heat pump with central air, 10 year limited warranty, paved driveway, grass seeding, shrub package and much more.

Bedrooms: 3 Baths: 2 ½ **Move-in Ready**

The Sheffield B 1397 sf
Princeton Shoals #31 – Martinsburg, WV

Sale Price \$230,900



This beautifully designed split-level home includes a large living room, spacious dining area and a well designed kitchen with built-in pantry. The open floor plan, cathedral ceiling, and oak stair railings make this home absolutely elegant. Upstairs is a large master suite with walk-in closet and a large master bath with double vanity, plus two additional nice size bedrooms with ample closet space, 2nd bath and a large linen closet. As your family grows, the lower level has a large area for a future finished family room and already includes a sliding glass door.

The exterior is exceptionally appealing with reverse gables, a bump-out and a front porch. Additional features include appliance package, brick front, natural gas heat with central air, 10 year limited warranty, paved driveway, grass seeding, shrub package & more. **Corner Lot**

Bedrooms: 3 Baths: 2 **Move-in Ready**

The Stratford D 1776 sf
Princeton Shoals #8 – Martinsburg, WV

Sale Price \$235,900



Cozy, comfort and beauty describe this two level, four bedroom home featuring two and half baths, family room, dining area with sliding glass doors, gourmet kitchen with abundant space, first floor laundry, two story foyer, front porch and two car garage. Additional features include appliance package, upgraded kitchen cabinets, natural gas heat with central air, full front porch, partial brick front, 10 year limited warranty, paved driveway, grass seeding, shrub package and more. **Corner Lot**

Bedrooms: 4 Baths: 2 ½ Est Completion: 10/07

The Billingham C

1729 sf

Sale Price \$234,900

[Princeton Shoals #40 – Martinsburg, WV](#)



This well designed colonial includes all the features you would expect to find in a much larger home. The first floor includes formal living and dining rooms, a nice kitchen / nook with built-in pantry, powder room, large family room, 2 car garage and a two story foyer. The 2nd floor offers a large master bedroom with private bath and walk-in closet, plus 2 additional nice size bedrooms, laundry closet and guest bath. Additional features include appliance package, brick front, natural gas heat with central air, covered front stoop,

10 year limited warranty, paved driveway, grass seeding, shrub package and more.

Bedrooms: 3 Baths: 2 ½ **Move-in Ready**

The Bentrige A

1981 sf

Sale Price \$244,900

[Mountain Shadows #D29 – Fayetteville, PA](#)



This attractive home includes a formal dining room, large gourmet kitchen/nook with built-in pantry, 1st floor laundry room, powder room, large great room nestled behind an ample two car garage and a 2 story foyer. The 2nd floor has 4 bedrooms including a nice master suite with large walk-in closet and deluxe bath with garden tub, second guest bath and two linen closets. Additional features include Cathedral ceiling in master bedroom, hardwood floor in dining room, Lennox heat pump, basement Bilco door, whirlpool appliance package, garbage

disposal, arched oak kitchen cabinets, heat pump with central air, upgraded lighting package, 10 year limited warranty, paved driveway, grass seeding, shrub package and more.

Bedrooms: 4 Baths: 2 ½ Est. Completion: 11/07

The Sheffield B

1397 sf

Sale Price \$244,900

[Cedarbrook #98 – Greencastle, PA](#)



This beautifully designed split-level home includes a large living room, spacious dining area and a well designed kitchen with built-in pantry. The open floor plan, cathedral ceilings and oak stair railings make this home absolutely elegant. Upstairs is a large master suite with walk-in closet and a large master bath with double vanity, plus two additional nice size bedrooms with ample closet space, 2nd bath and a large linen closet. As your family grows, the lower level has a large area for a future

finished family room and already includes a sliding glass door. The exterior is exceptionally appealing with reverse gables, a bump-out and a large front porch for those lazy afternoons. Additional features include appliance package, ceramic tile floor in foyer, upgraded lighting package, heat pump with central air, 10 year limited warranty, paved driveway, grass seeding, shrub package and more.

Bedrooms: 3 Baths: 2 Est. Completion: 12/07

The Cambridge C

Cedarbrook #18 – Greencastle, PA



2069 sf

Sale Price \$253,900

This sophisticated classic two story colonial home features two and half baths, formal living and dining rooms, built-in pantry, a nice size gourmet kitchen/nook that is open to the spacious family room, generous 2 car garage, 2nd floor laundry room, three linen closets and a master bath with double vanity and 4' shower with private toilet area. Additional features include stone front, cathedral ceiling in master bedroom, hardwood floor in foyer, front porch, walk-out bay window in living room, Deluxe master

bath with whirlpool tub, 9' 1st floor ceilings, appliance package, garbage disposal, heat pump with central air, upgraded lighting package, 10 year limited warranty, paved driveway, grass seeding, shrub package and much more.

Bedrooms: 4 Baths: 2 ½ Est. Completion: 11/07

The Harrington

Franklin Square #70 – Chambersburg, PA



2336 sf

Sale Price \$261,900

This stylish two story home, our most popular design, features formal dining and living rooms, large two car garage, spacious kitchen/nook with built-in pantry, powder room, a large family room and a full front porch. Upstairs there are 4 good size bedrooms featuring a large master suite with a sitting room and walk-in closet, a 2nd bathroom and the convenience of a 2nd floor laundry. Additional features include 9' 1st floor ceilings, gas fireplace with oak mantle, appliance package, garbage disposal, 2' rear bump-out, deluxe master bath with soaking tub, 42" kitchen wall cabinets, upgrade lighting package, hardwood

floors in foyer and dining room, heat pump with central air, 10 year limited warranty, paved driveway, grass seeding, shrub package and more.

Bedrooms: 4 Baths: 2 ½ **Move-in Ready**

The Barcroft A

Franklin Square #80 – Chambersburg, PA



2276 sf

Sale Price \$274,900

Few homes are more versatile than this two story, four bedroom colonial which features a first floor master suite with deluxe bath including whirlpool, 3 ft. shower with glass door and a large walk-in closet. The 1st floor open floor plan includes a formal dining room, spacious kitchen/nook with built-in pantry, gorgeous 2 story foyer, large great room, powder room, laundry/mudroom and 2 car garage. On the 2nd floor are 3 nice size bedrooms, a 2nd bath, loft/play area and a plant shelf that over looks the open foyer. Additional features include Gas

fireplace, brick front, appliance package, garbage disposal, deluxe master bath with whirlpool tub, cathedral ceiling in master bedroom, walk-out bay window at dining room, upgraded light package, garage walk-out door, Bilco basement entry system, heat pump with central air, 10 year limited warranty, paved driveway, grass seeding, shrub package & more.

Bedrooms: 4 Baths: 2 ½ Est. Completion: 12/07

The Essex A

2500 sf

Sale Price \$279,900

[Arden Manor #84 – Martinsburg, WV](#)



This attractive home includes a formal dining room and living room, gourmet kitchen/nook with built-in pantry, powder room, large living room nestled behind an ample two car garage and an impressive foyer with turned stairs. The 2nd floor has 4 bedrooms including a huge master suite with large walk-in closet and nice size master bath with double vanity, second guest bath, two linen closets and a 2nd floor laundry. Additional features include hardwood floors in the foyer and dining room, deluxe master bath with garden tub, Bilco basement entry system, heat pump with central air, 10 year limited warranty,

paved driveway, grass seeding, shrub package and much more.

Bedrooms: 4

Baths: 2 ½

Move-in Ready

The Barcroft A

2276 sf

Sale Price \$279,900

[Arden Manor #85 – Martinsburg, WV](#)



Few homes are more versatile than this two story, four bedroom colonial which features a first floor master suite with deluxe bath including whirlpool, 3 ft. shower with glass door and a large walk-in closet. The 1st floor open floor plan includes a formal dining room, spacious kitchen/nook with built-in pantry, gorgeous 2 story foyer, large great room, powder room, laundry/mudroom and 2 car garage. On the 2nd floor are 3 nice size bedrooms, a 2nd bath, loft area and a plant shelf that over looks the open foyer. Additional features include 9' 1st floor ceilings, Corian

kitchen counter tops, 42" kitchen wall cabinets, gas fireplace, optional 5th bedroom, hardwood floors in the foyer and dining room, Brick front, Bilco basement entry system, heat pump with central air, 10 year limited warranty, paved driveway, grass seeding, shrub package and more.

Bedrooms: 5

Baths: 2 ½

Move-in Ready

The Winchester A

2214 sf

Sale Price \$284,900

[Bridle Creek #34 – Martinsburg, WV](#)



This home will grab your attention the moment you look at the charming design of the exterior and you will be even more impressed when you step in to the large two story foyer featuring turned stairs with ample oak railing and an exquisite angled powder room. The open design of the first floor includes a formal dining room, large family room, spacious kitchen/nook with ample counter space, large built-in pantry and 2 car garage. The

charm and angled appeal continue on the second floor which features 3 nice size bedrooms for the kids/guests, master suite with large walk-in closet and private bath with double vanity, nice size laundry room, 2nd bath and a beautiful view of the foyer below. Additional features include partial stone front, 9' 1st floor ceilings, deluxe master bath with whirlpool tub, kitchen island, heat pump with central air, 10 year limited warranty, paved driveway, grass seeding, shrub package, and more.

Premier Planned Community

Bedrooms: 4

Baths: 2 ½

Move-in Ready

The Barcroft A

2276 sf

Sale Price \$286,900

[Eagle Rock #2 – Fayetteville, PA](#)



Few homes are more versatile than this two story, four bedroom colonial which features a first floor master suite with deluxe bath including whirlpool, 3 ft. shower with glass door and a large walk-in closet. The 1st floor open floor plan includes a formal dining room, spacious kitchen/nook with built-in pantry, gorgeous 2 story foyer, large great room, powder room, laundry/mudroom and 2 car garage. On the 2nd floor are 3 nice size bedrooms, a 2nd bath, loft/play area and a plant shelf that over looks the open foyer. Additional features include 9' 1st floor ceilings, cathedral

ceiling in master bedroom, gas fireplace with oak mantle, appliance package, garbage disposal, crown molding, chair rail and hardwood floors in dining room, ceramic tile floor in foyer, Brick front, Bilco basement entry system, heat pump with central air, 10 year limited warranty, paved driveway, grass seeding, shrub package and much more. This is our current model home and also includes a stunning paint package.

Bedrooms: 4 Baths: 2 ½ **Move-in Ready**

The Harrington C

2312 sf

Sale Price \$286,900

[Kingswood #10 – Chambersburg, PA](#)



This stylish two story home, our most popular design, features formal dining and living rooms, large two car garage, spacious kitchen/nook with built-in pantry, powder room, and a large family room. Upstairs there are 4 good size bedrooms featuring a large master suite with a sitting room and walk-in closet, a 2nd bathroom and the convenience of a 2nd floor laundry. Additional features include 9' 1st floor ceilings, 2' rear bump-out, walk-out bay window in living room, deluxe master bath with garden tub, 42" kitchen wall cabinets, kitchen island, heat pump with central

air, 10 year limited warranty, paved driveway, grass seeding, shrub package and more.

Bedrooms: 4 Baths: 2 ½ Est. Completion: 10/07

The Amesbury C

2692 sf

Sale Price \$299,900

[Eagle Rock #3 – Fayetteville, PA](#)



This Beautiful Two story home features 4 spacious bedrooms, 2 ½ baths including a deluxe master bath with whirlpool, 4 foot shower with glass door and elegant angled dual vanity. The eye catching 2 story foyer is extenuated by the beautiful turned stairs with ample oak railing and French doors that open in to a library. Also included are formal living room, formal dining room, large family room, spacious kitchen/nook with built-in pantry and laundry/mudroom connected to a two car garage. Additional features include Hi-Macs kitchen counter tops, kitchen island, appliance package, 9' 1st floor ceilings, cathedral ceiling in master bedroom, hardwood floors in dining room and foyer, gas fireplace with oak mantle, oak stairs, brick front, walk-out basement, heat pump with central air, 10 year limited warranty, paved driveway, grass seeding and more.

Bedrooms: 4 Baths: 2 ½ **Move-in Ready** **Wooded Home Site**

The Harrington C

2384 sf

Sale Price \$296,900

[North Ridge Estates #25 – Hedgesville, WV](#)



This stylish two story home, our most popular design, features formal dining and living rooms, large two car garage, spacious kitchen/nook with built-in pantry, powder room, and a large family room. Upstairs there are four good size bedrooms featuring a large master suite with a sitting room and walk-in closet, a 2nd bathroom and the convenience of a 2nd floor laundry. Additional features include stainless steel appliance package, designer kitchen with granite counter tops and island, ceramic tile floors in the kitchen, nook & all bathrooms, walk-out basement, hardwood floors in the dining room, gas fireplace & more.

Bedrooms: 4 Baths: 2 ½

Move-in Ready

[Large Home Site](#)

The Amesbury B

2691 sf

Sale Price \$305,900

[Creekwood #32 – Greencastle, PA](#)



This Beautiful Two story home features 4 spacious bedrooms, 2 ½ baths including a deluxe master bath with whirlpool, 4 foot shower with glass door and elegant angled dual vanity. The eye catching 2 story foyer is extenuated by the beautiful turned stairs with ample oak railing and French doors that open in to a library. Also included are formal living room, formal dining room, large family room, spacious kitchen and nook with built-in pantry and laundry/mudroom connected to a two car garage. Additional features include brick front, tray ceiling in master bedroom, Bilco basement entry system, 45 degree walk-out bay window in

dining room, direct vent gas fireplace, garbage disposal, 9' 1st floor ceilings, 42" kitchen wall cabinets, upgraded lighting package, heat pump with central air, 10 year limited warranty, paved driveway, grass seeding, shrub package and more.

Bedrooms: 4 Baths: 2 ½ Est. Completion: 1/08

The Harrington C

2536 sf

Sale Price \$334,900

[North Ridge Estates #21 – Hedgesville, WV](#)



This stylish two story home, our most popular design, features formal dining and living rooms, large two car garage, spacious kitchen/nook with built-in pantry, powder room, and a large family room. Upstairs there are 4 good size bedrooms featuring a large master suite with a sitting room and walk-in closet, a 2nd bathroom and the convenience of a 2nd floor laundry. Additional features include kitchen island with breakfast bar, Corian kitchen counter tops, tray ceiling in the master bedroom, walk-out bay window in the living room, sunroom with cathedral ceiling, hardwood floors in the kitchen, nook, family room, dining room

and sunroom, stainless steel appliance package, gas fireplace with stain grade oak mantle and marble surround / hearth and much much more.

Bedrooms: 4 Baths: 2 ½ Est. Completion: 11/07

[Large Home Site](#)

The Amesbury B

2691 sf

Sale Price \$339,900

[North Ridge Estates #4 – Hedgesville, WV](#)



This Beautiful Two story home features 4 spacious bedrooms, 2 ½ baths including a deluxe master bath with whirlpool, 4 foot shower with glass door and elegant angled dual vanity. The eye catching 2 story foyer is extenuated by the beautiful turned stairs with ample oak railing and French doors that open in to a library. Also included are formal living room, formal dining room, large family room, spacious kitchen/nook with built-in pantry and laundry/mudroom connected to a two car garage. Additional features include brick front, Corian kitchen counter tops, appliance package, upgraded kitchen faucet, upgraded

lighting package, whirlpool tub in master bath, gas fireplace in family room with stain grade oak mantel and marble hearth / surround, upgraded front door and much more. [Large Home Site](#)

Bedrooms: 4 Baths: 2 ½ **Move-in Ready**

New Home Representative Contact Information

Scott Liddick
[Mountain Shadows](#)
[Eagle Rock](#)
[Franklin Square](#)
Office: 717-352-4800
Mobile: 717-491-0172

Susan Spicher
[Cedarbrook](#)
[Creekwood](#)
Office: 717-597-0097

Denise Holsinger
[Bridle Creek](#)
[Princeton Shoals](#)
Office: 304-263-8840

Jennifer Yonteff
[Arden Manor](#)
Office: 304-260-9388

Tracy Snow
[North Ridge Estates](#)
Office: 304-754-0102

Erica Caldwell
[Kingswood](#)
Office: 717-263-9279
Mobile: 304-886-7785

www.sahomebuilder.com



S&A Realty, LLC - Rod Frazier, Broker
#WV010476 & Maryland Builder #903



Pictures may not be exact. Consult your S&A New Home Representative for complete details. Prices and features are subject to change without notice or recourse. 10/2/07